176.0	0006	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	956,600 /	956,600
USE VALUE:	956,600 /	956,600
ASSESSED:	956,600 /	956,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82	-84	SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAGDASARIAN MEROUJAN
Owner 2:	BAGDASARIAN SOSSI/LIFE EST
Owner 3:	
Street 1:	82-84 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAGDASARIAN MEROUJAN--ETAL -
Owner 2:	BAGDASARIAN SOSSI -
Street 1:	82-84 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1907, having primarily Vinyl Exterior and 3288 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3600.000	587,000		369,600	956,600
Total Card	0.083	587,000		369,600	956,600
Total Parcel	0.083	587,000		369,600	956,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.98 | /Parcel: 290.98

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118580
GIS Ref	
GIS Ref	
Insp Date	07/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0021.0

!13781!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	587,000	0	3,600.	369,600	956,600		Year end	12/23/2021
2021	104	FV	561,000	0	3,600.	369,600	930,600		Year End Roll	12/10/2020
2020	104	FV	561,000	0	3,600.	369,600	930,600	930,600	Year End Roll	12/18/2019
2019	105	FV	419,200	0	3,600.	364,300	783,500	783,500	Year End Roll	1/3/2019
2018	105	FV	419,200	0	3,600.	279,800	699,000	699,000	Year End Roll	12/20/2017
2017	105	FV	393,900	0	3,600.	264,000	657,900	657,900	Year End Roll	1/3/2017
2016	105	FV	393,900	0	3,600.	242,900	636,800	636,800	Year End	1/4/2016
2015	105	FV	352,300	0	3,600.	227,000	579,300	579,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:43:59

LAST REV

Date	Time
07/10/19	16:07:52
mmcmakin	

USER DEFINED

Prior Id # 1:	118580
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13781

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAGDASARIAN MER	42113-382		2/26/2004	Family		No	No		
	15698-549		7/1/1984		135,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	812	Re-Roof	7,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Measured	345	PATRIOT
2/14/2000	Inspected	263	PATRIOT
1/16/2000	Mailer Sent		
1/5/2000	Measured	243	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA:	0.08264	Total SF/SM:	3600	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	369,601	Spl Credit		Total:	369,600

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11153841
Const Adj.:	0.98990101
Adj $ / SQ:	198.056
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721070
Depreciation:	134119
Depreciated Total:	586951

COMMENTS

IN-LAW IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	3	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	4	1	
Totals			
3	14	5	

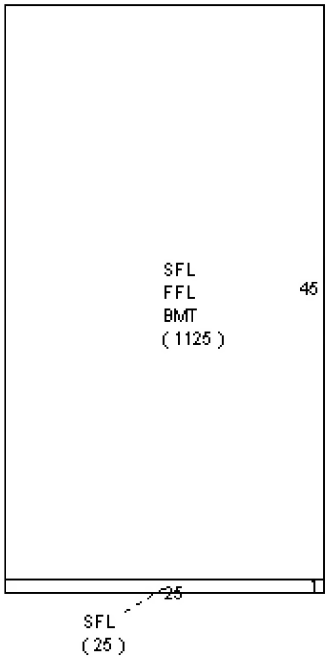
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	198.06
Special Features:	0	Val/Su Net:	172.65
Final Total:	587000	Val/Su SzAd	258.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,150	198.060	227,765
BMT	Basement	1,125	108.880	122,492
FFL	First Floor	1,125	198.060	222,813

Net Sketched Area:	3,400			Total:	573,070
Size Ad	2275	Gross Area	3400	FinArea	3288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	90	G	1

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0006-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X9	A	AV	1992	0.00	T	21.6	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc